



**Planning & Community
Development Department**
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SPECULATIVE BUILDINGS

What is a “Spec” building?

- Multi-tenant buildings.
- Typically the building shell and some spaces may be completed initially with other spaces partially finished. The respective tenants complete their individual spaces.
- Usually all the tenants are not known at the time of building permit application.
- A speculative building may serve only one tenant.

What permits are required?

- A building permit is required for the main building.
- Separate building permits are required for each tenant space. Permits for plumbing and mechanical will be separate for the building as a whole and each individual tenant space.

What fees are required?

- The initial building permit fee will be based on the value calculated for the type of construction, use and square footage of the building.
- Fees for subsequent individual tenant improvement permits will be based on the value to finish/occupy the individual space(s).
- Plumbing permits for each tenant space will be based on the total fixture count.
- Mechanical permit fees for each tenant space will be based on the type of equipment being installed.

What plans are required?

- Normal construction plan submittal is required. For more information on how to obtain a permit for a commercial building, see our Bulletins on Commercial / Industrial Building Permits, & Commercial / Industrial Site Plan Review.

- Plans for individual tenant improvements must include a master floor plan of the building identifying the location of the new tenant space, along with the floor plan/ construction drawings for the individual space. A site plan showing existing parking may be required. Additional information may be required depending on the scope of the improvements.
- Each tenant must demonstrate compliance with the Washington State Non-Residential Energy Code.

What requirements must be met before tenant occupancy?

- All life-safety requirements for the main building shell must be complete, including sprinkler systems and fire hydrants, fire assemblies, etc.
- Completion of site improvements such as drainage controls, paving, parking and landscaping is required.
- Life-safety, code and construction related concerns for the individual spaces planned for occupancy. If necessary, non-occupied areas may need to be separated from occupied areas.

For more information or an appointment contact:
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